

TEXAS TRANSPORTATION COMMISSION

HAYS County

MINUTE ORDER

Page 1 of 1

AUSTIN District

In the City of Kyle, Hays County, on I-35, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 178, at Page 98, of the Deed Records of Hays County, Texas.

A portion of the easement, which portion encumbers the real property described in Exhibit A (tract), is no longer needed for a state highway purpose.


In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the property.

I35 Kyle Crossing Lot 7, Ltd., a Texas limited partnership, is the owner of the fee interest in the property and has requested to purchase the easement interest for \$40,524.56.

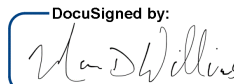
The commission finds \$40,524.56 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest encumbering the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to I35 Kyle Crossing Lot 7, Ltd., a Texas limited partnership, for \$40,524.56.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...
Director, Right of Way Division

Recommended by:

DocuSigned by:

0E1B35AE191749E...
Executive Director

116113 September 30, 2021

Minute Number	Date Passed
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Exhibit "A"

Drainage Easement Release

Lot 7

FIELD NOTE DESCRIPTION

BEING A 0.2157 ACRE (9,397 SQUARE FEET) TRACT OF LAND LOCATED IN LOT 7, KYLE TOWNE CENTER, REPLAT OF LOT 1-A, BLOCK A, KYLE TOWNE CENTER, SECOND REPLAT OF LOT 1, BLOCK A (KYLE TOWNE CENTER), A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 20015578, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, AND BEING A PART OF THAT 0.601 ACRE CHANNEL EASEMENT CONVEYED BY LAURA B. NEGLEY, ET AL, TO THE STATE OF TEXAS IN A DOCUMENT RECORDED IN VOLUME 178, PAGE 98, DEED RECORDS OF HAYS COUNTY, TEXAS, SAID LOT 7 BEING CONVEYED TO I35 KYLE CROSSING LOT 7, LTD. IN A DEED RECORDED IN DOCUMENT NO. 20030760, OF SAID OFFICIAL PUBLIC RECORDS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found for the common east corner of said Lot 7 and Lot 8, KYLE TOWNE CENTER, in the west right-of-way line of Interstate Highway Number 35 (IH35);

THENCE, North 63°30'12" West, departing said west right-of-way line with the common line of said Lot 7 and Lot 8, a distance of 164.90 feet to the POINT OF BEGINNING (N:13924855.46, E:2332929.20) of the herein described tract being in the easterly line of said Channel Easement;

THENCE, North 63°30'12" West, continuing with said common line and over and across said Channel Easement, a distance of 68.94 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found for the common corner of said Lot 7, and Lot 8, in the easterly line of Lot 6, KYLE TOWNE CENTER;

THENCE, North 28°18'09" East, with the common line of said Lot 6 and said Lot 7 and continuing over and across said Channel Easement, a distance of 127.64 feet to a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found for a common corner of said Lot 7 and Lot 6, at the beginning of a non-tangent curve to the right;

THENCE, continuing with the common line of said Lot 7 and Lot 6 and said non-tangent curve to the right, having a radius of 878.00 feet, an arc length of 71.32 feet, a delta angle of 04°39'16", and a chord which bears South 77°07'24" East, a distance of 71.30 feet to the intersection of the easterly line of said Channel Easement with said common line;

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	878.00'	71.32'	4°39'16"	S77°07'24"E	71.30'
C2	878.00'	150.10'	9°47'44"	S69°53'54"E	149.92'

LEGEND

▲	COTTON SPINDLE SET
■	TxDOT TYPE I MONUMENT FOUND
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
⊗	"X" OR PUNCH MARK SET/FOUND
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
PR	PLAT RECORDS, HAYS CO., TX
DR	DEED RECORDS, HAYS CO., TX
OPR	OFFICIAL PUBLIC RECORDS, HAYS CO., TX
DA	CAP STAMPED "DOUCET & ASSOCIATES"
AC.	ACRE(S)
S.F.	SQUARE FEET
_____	BOUNDARY LINE
_____	ADJOINER BOUNDARY LINE
— — — — —	EASEMENT LINE

BEARING BASIS: COMMON LINE OF LOT 12 AND LOT 13,
KYLE TOWNE CENTER. (SOUTH 60°27'21" EAST)

ALL COORDINATES NOTED HEREON ARE SURFACE
COORDINATES.



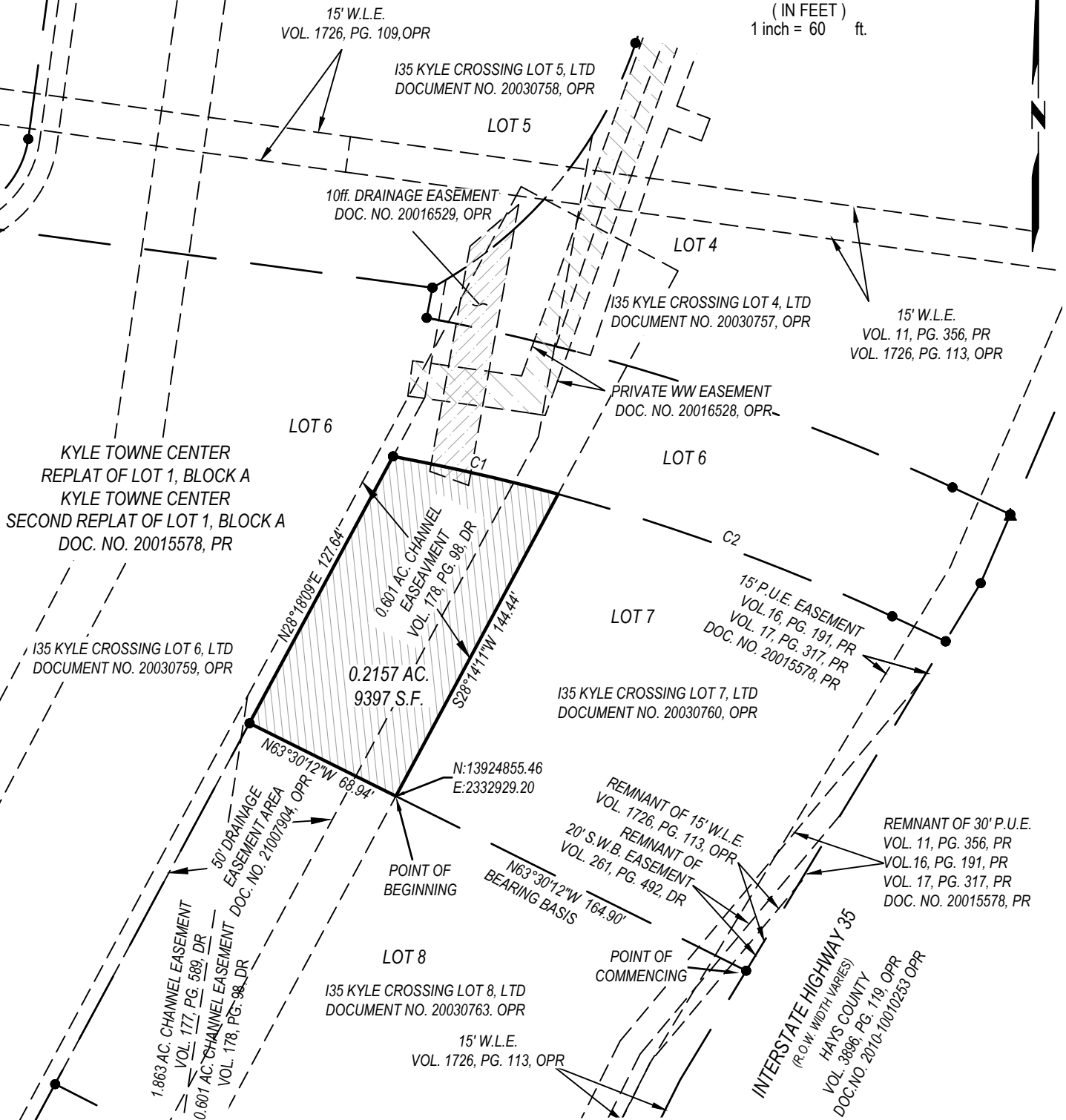
Engineers • Surveyors

TBPELS REG # F-284 FIRM # 10000900
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TECH: DK

GRAPHIC SCALE



CA
Cunningham|Allen

Engineers • Surveyors

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Drawing Path: S:\273702_Kyle Town Center\Drawings\273702_ESMT_DE_REL-LOT-7.dwg Plotted By: Tom Watkins Date: 7/20/2021 10:44:07 AM Layout: sheet 2 DE Page Size: ANSI full bleed A (8.50 x 11.00 Inches) 1:1